IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE SW/S North Point Blvd. between St. Monica & St. Gregory Drives * ZONING COMMISSIONER 4035-4037 North Point Blvd. * OF BALTIMORE COUNTY 15th Election District 7th Councilmanic District Legal Owner: North Point Village * Case No. 93-392-X Shopping Center- Carl Julio, et al Contract Purchaser/Lessee:

Jay S. Roffeld, Petitioner

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for an arcade proposed to be located at 4035-4037 North Point Blvd. The property is more commonly known as the North Point Village Shopping Center. The property is owned by Anthony E. Julio and the subject leasable space is rented by Jay S. Roffeld.

Appearing at the public hearing held for this case was Cindy LeCain, an employee of Jay S. Roffeld, who owns the establishment known as Jay's Amusement. Neither Mr. Julio nor Mr. Roffeld appeared at the public hear-Further, although R. Richard Donadio, Esquire was identified in the Petition as attorney for the Petitioner, he also did not appear. The Petitioner's case was entirely presented by Ms. LeCain. Appearing in opposition to the Petition was Debra Zimmerman, who participated both individually and as President of the North Point Village Recreation Council.

Testimony and evidence presented by the Petitioner's agent/employee was that the subject property is approximately 4.679 acres and is zoned B.L.-C.N.S. As indicated above, the site is improved as a strip shopping center and a macadam parking lot which serves the businesses located thereon. To the north, the property is bounded by St. Monica Drive, to the south by St. Gregory Drive, to the east (front) North Point Boulevard and to the west (rear) St. Briget Lane. Vehicular access to the site is primarily from North Point Boulevard. However, entrances/exits are available

from all of the surrounding roadways. Presently, a number of businesses rent space in the shopping center. These include a grocery store (Family's Farm Fresh), a restaurant, a beauty salon, a consignment shop, a small comic book store, an office of the Baltimore City Department of Health and the subject business, known as Jay's Amusement.

Ms. LeCain indicates that she works at the subject business and has been employed there for some time. She stated that the amusement shop is roughly divided into two areas. To the rear of the business, Mr. Roffeld, the proprietor of the business, maintains a work area where video and similar amusement machines are sold and serviced. Apparently, this repair/sales operation comprises a substantial part of the business. The front of the store, which is operated by Ms. LeCain, contains a number of amusement devices which are available for public use. These include pool tables, pingpong tablec, air hockey, video games, etc. Also, ice cream, cookies and similar snack items are offered for sale. Ms. LeCain indicated that Mr. Roffeld desires to expand this operation in order to increase business at the site. Although food will not be prepared on site, it is contemplated that birthday parties and other organized events will be held at this site. In essence, the proposed operation will be a sized down version of the Party On Pizza, Chuck-E-Cheese and similar businesses which are prevalent throughout Baltimore County.

The Baltimore County Zoning Regulations (B.C.Z.R.) defines an arcade as "a building or part of a building in which five or more pinball machines, video games, or other similar player or operated amusement devices are maintained.

Further, Section 230.13 of the B.C.Z.R. provides that arcades are permitted in a B.L. zone by special exception only. As is well settled, a special exception use is a zoning mechanism which allows certain uses in a

- 2-

given zone only after public hearing. The special exception use is presumptively valid, upon a showing that certain criteria are satisfied by the Petitioner. In Baltimore County, those standards are set forth in Section 502.1 of the B.C.Z.R. In essence, the Petitioner must demonstrate that the proposed use will not be detrimental to the health, safety and/or general welfare of the community. As to these issues, Ms. LeCain presented somewhat limited testimony. She believes that the proposed operation will provide a needed recreation outlet for the youth in the North Point area. Thus, she testified that the proposed arcade would not be detrimental to the welfare of the locale, rather to the contrary, that the proposed use would provide a needed and necessary service.

Opposed to this viewpoint, testimony was presented by Debra Zimmerman, the President of the North Point Village Recreation Council. She noted that the Battle Grove Elementary School is located not far from the site and believes that the proposed arcade would be a magnet to the young children who attend this school. In her view, the proposed business will attract children to this commercial property located near a highly traveled thoroughfare (North Point Blvd.). Further, the children may be unsuper-Although Ms. Zimmerman agrees that the children in this community need additional recreational opportunities, the Protestant asserts that an arcade at the proposed location is not the answer.

As noted above, the proposed special exception use is presumptively valid, absent upon a showing that the proposed business satisfies the criteria set forth in Section 502.1 of the B.C.Z.R. The Petitioner has the burden of adducing persuasive testimony and evidence in this respect. Although Ms. LeCain's testimony and plans are no doubt well intentioned. am not persuaded that the Petitioner has satisfied this burden of proof. Frankly, the only witness who appeared on behalf of the Petition was unclear at to many of the specifics of the proposed operation. For example, in response to concerns regarding supervision of the potential child pa-Ms. LeCain responded that she is the sole employee but is always There appeared to be no structured plan as to what would happen in the event of her unanticipated sickness, vacation, etc. Further, arrangements for the accommodation of birthday parties, etc., were not structured or thought out.

I am in agreement that children of Baltimore County are in need of and deserve recreational opportunities. This is particularly so in the more urban areas of the County such as North Point Village. However, I, likewise, concur with Ms. Zimmerman's assessment of the proposed operation. Although recreation or activities for use are necessary, the proposed arcade is not what is needed. Based on the testimony and evidence offered, I must conclude that the proposed operation may well be detrimental to the residential community nearby. Thus, the Petition for Special Exception should and will be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied

, IT IS ORDERED by the Zoning Commissioner of Baltimore Counday of JULY, 1993 that, pursuant to a Petition for Special Exception, approval for an arcade, in accordance with Petitioner's Exhibit No. 1. be and is hereby DENIED.

> Zoning Commissioner for Baltimore County

LES:mmn

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

July 1, 1993

Mr. Jav S. Roffeld 4035-4037 North Point Blvd Baltimore, Maryland 21222

> RE: Petition for Special Exception Case No. 93-392-X Legal Owner: North Point Village Shopping Center/Anthony Julio Contract Purchaser/Lessee: Jay S. Roffeld Property: 4035-4037 North Point Blvd.

Dear Mr. Roffeld:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been denied, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Mr. Anthony E. Julio, 9640 Deereco Road, Timonium, Md. 21093

Ms. Cindy LeCain, 4035-4037 North Point Blvd., Baltimore, Md. 21222 cc: Ms. Debra Zimmerman, President, North Point Village Recreational Council, 7430 Old Battle Grove Road, Baltimore, Maryland 21222

93-392-4

Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at 4035-4637 NORTH POINT BLVD.

which is presently sened This Publics shall be filed with the Office of Zening Administration & Development Management.

The undereigned, legal conner(s) of the property situate in Baltimore County and which is described in the description and plat attached

hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described properly for an Arcade ---In addition to operating existing business, operator desires to open a Family Fun

Center which shall include family-orientated video and arcade games. In no event, however, shall operator have adult-orientated video and arcade games available for public use.

Property is to be posted and advertised as prescribed by Zoning Regulations.

	Who do salamely declare and affirm, under the panellies of perjuty, that if we are the legal emneral of the property which is the subject of this Politics.
Contempt Purchasent, camps:	Legal Conorté:
JAY S. ROFFELD	NORTH POINT VILLAGE Shopping Co.
Ju S. Rollell	Tomas Port Homes
70	554A/
4035-4037 NORTH POINT B	LVO ANTRONY E. Julio

RICHARD DONADIO

5-7-93 WCR

9640 DEERECO ED 666-1600

CINDY LECAIN 4035 NORTH PAINT BLVD 389-0993 OFFICE USE CHAY

Pancel #1 93-392-X PETITION FOR SPECIAL HEARING Exception for Arrade
JAY'S AMUSEMENT SALES AND SERVICE
4035-4037 North Point Gode vard
for the same of a continuous continuou

Beginning for the same at a point on the northeasterly corner of Jay's Amusement Sales and Service in the North Point Village Shopping Center. Said point being distant 390 feet measured southeasterly along the northwest right-of-way line of North Point Boulevard, 150 feet wide, from the center of Saint Monica Drive, 80 feet wide and distant South 60# 44' 20" West, 120 feet from the northwest right-of-way line of the said North Point Boulevard and running thence and binding outlines of the said Jay's Amusement Sales and Service the four following courses and distances:

1) South 29* 15' 40" East, 50.00 feet to a point, and 60* 44' 20" West, 100.00 feet to a point, and 129# 15' 40" West. 50.00 feet to a point. and 4) North 60# 44' 20" East. 100.00 feet to the point of beginning. Containing 5000 Square feet or 0.115 Acres of land, more or

This description for zoning purposes only.



402

Pancel#2 93-392-X

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING Exercise for Accade JAY'S AMUSEMENT SALES AND SERVICE

Beginning for the same at a point on the edge of the macadam parking lot of the North Point Village Shopping Center. Said point being distant 390 feet measured southeasterly along the northwest right-of-way line of North Point Boulevard, 150 feet wide, from the center of Saint Monica Drive, 80 feet wide and distant South 60# 44' 20" West, 5 feet from the northwest rightof-way line of the said North Point Boulevard and running thence and binding on the easterly edge of said parking lot;

1) South 29* 15' 40" East, 63.00 feet to a point. Thence running within the outlines of said parking lot the seven following courses and distances:

South 60* 44' 20" West, 18.00 feet to a point, and South 73* 25' 09" West, 20.50 feet to a point, and

South 60* 44' 20" West, 36.00 feet to a point, and

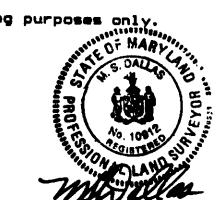
5) North 29* 15' 40" West, 54.00 feet to a point, and

6) North 60* 44' 20" East, 36.00 feet to a point, and North 48* 03' 31" East, 20.50 feet to a point, and

8) North 60+ 44' 20" East, 18.00 feet to the point of

Containing 20 Parking Spaces or 0.10 acres (4248 square feet) of land, more or less.

This description for zoning purposes only.



CERTIFICATE OF POSTING ZOMMO DEPARTMENT OF BALTIMORE COUNTY $93_{-}391_{-}$ X

District 1525	Pocial Fxcos	Date of Posting 5/27/93
		lese strange Ch. / Co. + F. Julio
Location of property:	4035-37 N. 77 84	5 w/s N. PT. Bl.d.

Location of Signs:	acity N.PT. 13/Vd.	on pop. ty to be zon. c.
Remarks:		

Cose: #68-388-X (item 402)
4035 - 4037 North Point BouJused — Storth Point Willings
Sheeping Conter
"Jay's Amusement Sales &
Service"
500'S North Point Bouleverd
between Seint Monice and
Seint Gregory Drives
15th Escolon District
7th Councilmanic
Legal Owner(a):
North Point Village Shopping Center/Carl & Edward
Julio
Contract Purchaser(s):
Jay S. Rolleid
Hearing: Tuesday,
June 15, 1993 at 9:00 a.m.
in Rm. 118, 1990 Courthouse.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on 520, 193.

THE JEFFERSONIAN.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue

(410) 887-3353

MAY 1 4 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

4035 - 4037 North Point Boulevard -- North Point Village Shopping Center "Jay's Amusement Sales & Service" SM/S North Point Boulevard between Saint Monica and Saint Gregory Drives 15th Election District - 7th Councilmanic Legal Owner(s): North Point Village Shopping Center/Carl & Edward Julio Contract Purchaser(s): Jay S. Roffeld HEARING: TUESDAY, JUNE 15, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for an arcade.

Towson, MD 21204

cc: North Point Village Shopping Center Jay S. Roffeld/Cindy Lecain R. Richard Donadio, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO BM. 104, 111 W. CHESAPPARE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMUNITIONS PLEASE CALL 887-3353.

?all'more Co ... Zoning Administration & Development Management 11 West Chesupeuke Avenue

(410) 887-3353

SIGN POSTING (#080) ----

Legal Owner: North Point Village Shopping Center

Contract Purchaser: Jay S. Roffeld

Attorney: R. Richard Donadio

#4035-4037 North Foint Boulevard

03A03#0109MICHRC 8A CO02:00PM05-07-93

Baltimore County Government Office of Zoning Administration

June 4, 1993

RE: Case No. 93-392-X, Item No. 402

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans

submitted with the above referenced petition. The attached comments

from each reviewing agency are not intended to windicate the

appropriateness of the zoning action requested, but to assure that all

parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are

Enclosed are all comments submitted thus far from the members of ZAC

that offer or request information on your petition. If additional

comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 7,

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing

1) The Director of Zoning Administration and Development

Management has instituted a system whereby seasoned zoning

attorneys who feel that they are capable of filing petitions that

comply with all aspects of the zoning regulations and petitions

filing requirements can file their petitions with this office

without the necessity of a preliminary review by Zoning personnel.

improvements that may have a bearing on this case.

1993, and a hearing was scheduled accordingly.

process with this office.

made aware of plans or problems with regard to the proposed

Petitioner: North Point Village

Petition for Special Exception

Shopping Center

and Development Management

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising: Item No.: 402 Petitioner: NORTH POINT VILLAGE SHOPPING CENTER Location: 4035 - 4037 NORTH POINT BLUD. PLEASE FORWARD ADVERTISING BILL TO: NAME: JAY ROFFELD OR CINDY LECAIN

ADDRESS: 4035 NORTH POINT BLUD BALTO MD 21222 PHONE NUMBER: 388-0993

(Revised 04/09/93)

TO: PUTULENT PUBLISHING COMPANY 5/20/93 Issue - Jeffersonian

Please foward billing to:

Jay Roffeld and Cindy LeCain 4035 North Point Boulevard Baltimore, Maryland 21222 (410) 388-0993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-392-X (Item 402) 4035 - 4037 North Point Boulevard -- North Point Village Shopping Center "Jay's Amusement Sales & Service" SW/S North Point Boulevard between Saint Monica and Saint Gregory Drives 15th Election District - 7th Councilmenic Legal Owner(s): North Point Village Shopping Center/Carl & Edward Julio Contract Purchaser(s): Jay S. Roffeld HEARING: TUESDAY, JUNE 15, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for an arcade.

LAWRENCE E. SCHRIDT ZONING CONVISSIONER FOR BALTIMORE COUNTY

Zoning Plans Advisory Committee Comments Date: June 4, 1993

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Zoning Coordinator

WCR:hek Enclosures

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 21, 1993 Zoning Administration and Development Management

FROM Development Plan Review

RE: Zoning Advisory Committee Meeting for May 24, 1993 Item No. 402

The Development Plan Review Section has reviewed the subject zoning item. The four parking spaces directly in front of each of the two main access points off North Point Boulevard need to be eliminated.

RWB:DAK:8

111 West Chesapeake Avenue

R. Richard Donadio, Esquire

309 E. Joppa Road

Dear Mr. Donadio:

Baltimore, MD 21230

Towson, MD 21204

BALTIMORE COUNTY, MARYLAND 1/1/93

INTER-OFFICE CORRESPONDENCE

Zoning Advisory Committee May 14, 1993

Captain Jerry Pfeifer Fire Department

Comments for 05/24/93 Meeting

Buildings, roads and systems designed to deliver water for fire protection purposes shall be approved by the Fire Department.

Item 397 Driveway shall be of a width to provide for Fire Department vehicle access.

It.em 398 No Comments

Space shall comply to the 1991 Life Safety Item 399 Code and the Baltimore County Fire Prevention

Townhouses, for which the initial building Item 400 permit is applied for after July 1, 1992, are required by State Law to be sprinklered.

> Additional fire hydrants are needed on Binnacle Lane, Seabreeze Lane, and teh north section of Marina Drive.

Item 401 No Comments

Space shall comply to the 1991 Life Safety Item 402

Code and the Baltimore County Fire Prevention

Item 403 No Comments No Comments Item 404

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 9, 1993 Zoning Administration and Development Management

FROM: Development Plan Review Zoning Advisory Committee Meeting for July 12, 1993

The Development Plan Review Section has reviewed the subject zoning item. The parking spaces located directly in front of the two access points off North Point Boulevard should be eliminated so as not to conflict with the traffic flow in and out of the site. RWB:s

Item No. 402 Revised 13 392-X

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff

7-7-95

Ms. Helene Kehring Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Re: BACTO. CO. Item No.: # 402

93 - 392-X

Dear Ms. Kehring:

Towson, Maryland 21204

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

John Contestabile, Chief

TO: Arnold Jablon, Director Zoning Administration &

DATE: June 1, 1993

INFORMATION:

Item Number:

Petitioner:

Zoning:

Property Size:

Requested Action:

owners discretion.

SUMMARY OF RECOMMENDATIONS:

Hearing Date:

SUBJECT: Julio/Roffeld

Development Management

FROM: Pat Keller, Deputy Director

Office of Planning and Zoning

Julio/Roffeld

BALTIMORE COUNTY, MARY LAND

93-392-X

This site appears to be operating at present as a family fun center. Staff does

not oppose the applicant's request; however, we recommend two additional street

trees be planted in front of the 20 designated parking spaces. In the alterna-

tive, the trees could be planted anywhere along North Point Boulevard at the

INTER-OFFICE CORRESPONDENCE

402.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Advisory Committee FROM Jerry L. Pfeifer, Captain

Fire Department SUBJECT July 12, 1993 - Meeting

Space shall comply with the 1991 Life Safety Code.

No comments

No comments

Site shall not interfere with Baltimore County's

800 Megahertz Radio Capability.

No comments

No comments

No comments

Building shall comply with the 1991 Life Safety Code.

Did not receive plan.

- No comments.

JLP/dal

Baltimore County Government Office of Zoning Administration and Development Management

May 21, 1993

(410) 887-3353

R. Richard Donadio, Esquire 309 East Joppa Road Baltimore, MD 21230

93-392-X

RE: Preliminary Petition Review (Item #402) Legal Owner: North Point Village S.C. Contract Purchaser: Jay S. Roffeld 4035-4037 North Point Boulevard 15th Election District

111 West Chesapeake Avenue

Towson, MD 21204

ul, u

6091-93

MK

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

- 1. The parking must be recalculated (retail at 5/1,000); then re-total the required spaces.
- Add prior moning hearing history information on the site plan. If none, state "none" under the general notes.
- 3. The attorney's signature is needed on two additional petition forms. (Only one form was signed by the attorney.)

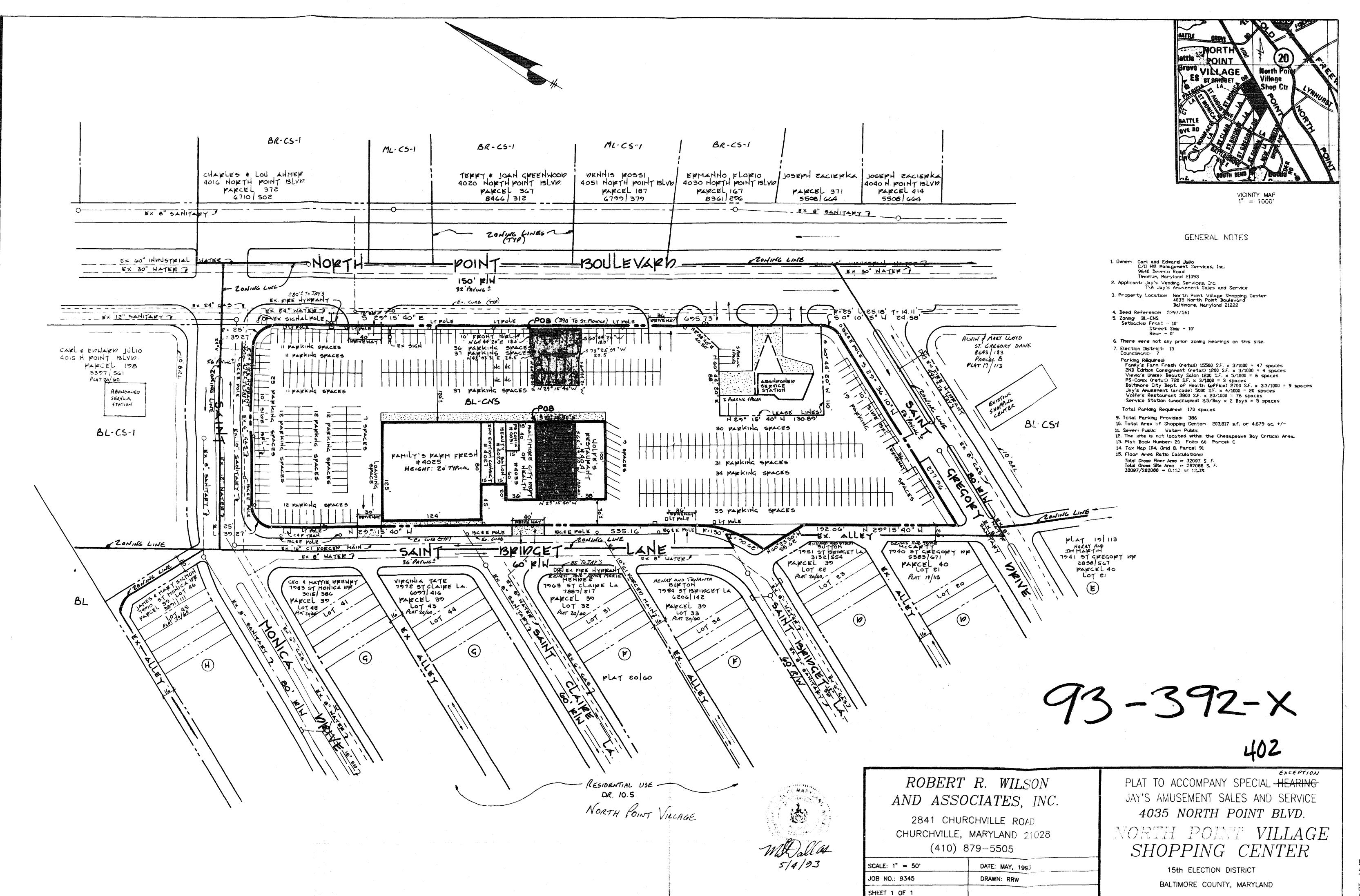
If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

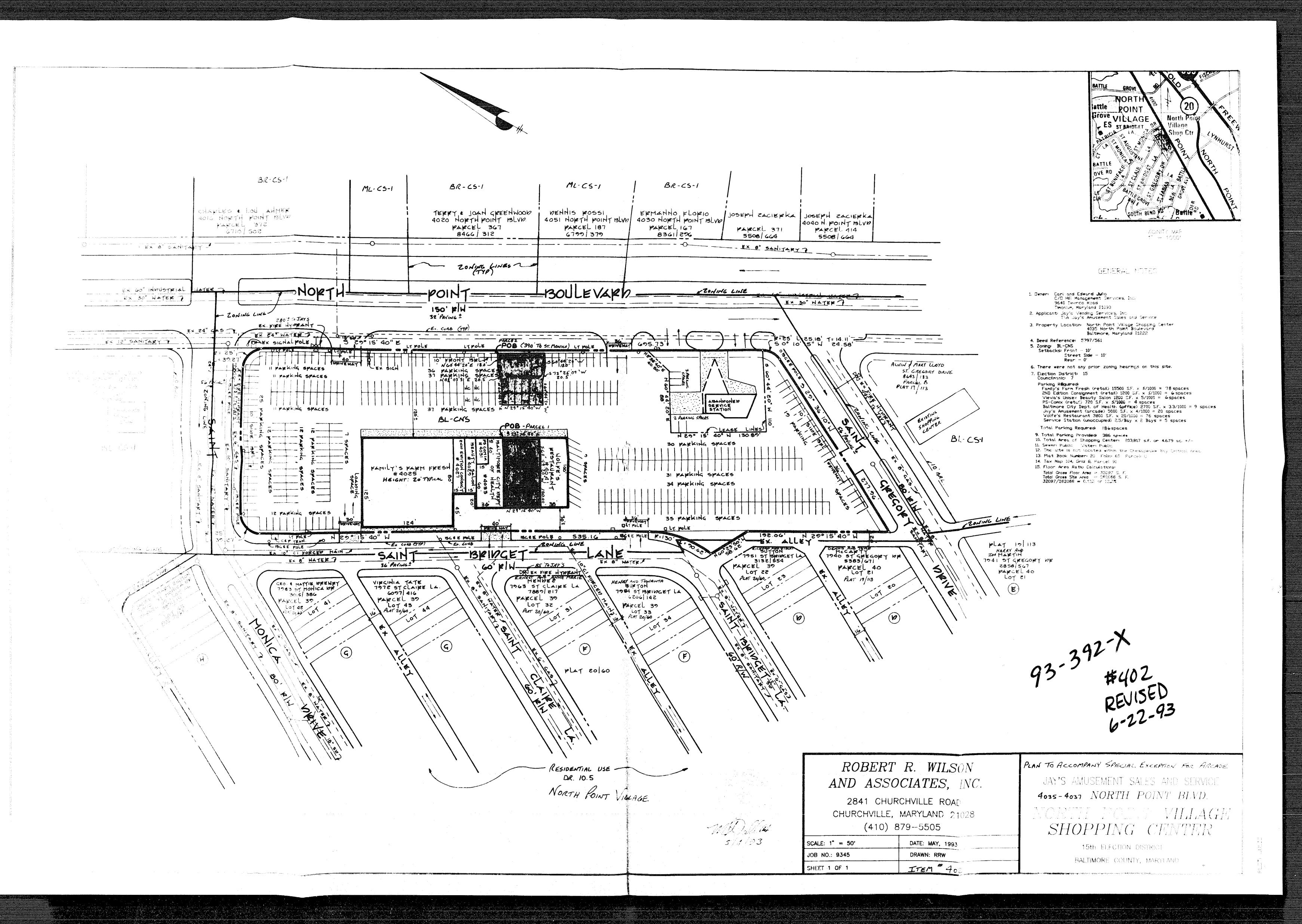
cc: Zoning Commissioner Cindy LeCain

DK 6/22 520493 ROBERT R. WILSON & ASSOCIATES, INC. Lette of Transmittal Land Surveyors
2841 Churchville Road
CHURCHVILLE, MARYLAND 21028 (410) 879-5505 CARL ALHONS TO BALT CTY ZONNG TAY'S AMUSEMENT BUSPAINTS FOR SPECIAL FRESTION

PLEASE PRINT CLEARLY PROTESTANT (S) SIGN-IN SHEET 13763 Bottom Rd PLEASE PRINT CLEARLY PROTESTANT (S) SIGN-IN SHEET 7430 OLD BATTLE GROVE BO res NP. Villack Mec Coursel ndudually

CPS-008





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